

**AGENDA
Zoning Board
Borough of Rumson
April 21, 2015
7:30 P.M.**

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

1. The application of **Thomas & Anne Schafer**, 7 Linden Lane (Block 88, Lot 24, R-1 Zone) to raze the existing house and structures to construct a new single-family residence at the existing premises. The property is currently non-conforming in that Linden Lane is a private Right-of-Way and frontage on an improved street is required. New construction will create no new non-conformities.

2. The application of **Robert & Laurie Keller**, 1 Elm Lane (Block 87, Lot 22, R-1 Zone) to raze the existing house and construct a new single-family residence and in-ground construct at the existing premises. The property is currently non-conforming in Minimum Lot Area 1.5 ac. Required; 1.497 ac. Existing. New construction will create non-conformity in that the proposed motor court exceeds the permitted driveway width of 15 feet in the required front setback; Proposed motor court width 35 feet at the widest point.

3. The application of **Raj & Linda Yadav**, 8 Laurel Lane (Corner Kemp) Laurel Lane (Primary Front) and Kemp Avenue (Secondary Front) / Block 87, Lot 33, R-1 Zone) to Install an in-ground pool at the existing single-family residence. The property is currently non-conforming in Minimum Lot Area 1.5 ac. Required; 1.49 ac. Existing, Primary Lot Width and Frontage (Laurel Lane) 250 feet Required; 178.23 feet Existing, and Corner Lot Shape 115 feet Required; 55 feet Existing. The residence is non-conforming in Secondary Front Setback (Kemp Avenue) 65 feet Required; 60.1 Existing. New construction will create no new non-conformities.

4. The application of **Carly McIlvane**, 19 Meadowbrook Avenue (Block 49, Lot 19, R-6 Zone) to construct a new rear one-story addition and partial second floor addition at the existing single-family residence. Residence will be raised to meet required Base Flood Elevation (B.F.E.). The property is currently non-conforming in Minimum Lot Area 5,000 sf. Required; 4,000 sf. Existing, Minimum Lot Width and Frontage 50 feet Required; 40 sf. Existing, Interior Lot Shape 34 feet Required; 24 feet Existing. The residence is currently non-conforming in Building Front Setback 30 feet Required; 14 feet Existing, Porch Front Setback 25 feet Required; 11 feet Existing and Rear Setback 35 feet Required; 32 feet Existing. New construction will create no new non-conformities and will eliminate existing Lot Coverage non-conformity 1,900 sf. permitted; 2,001 sf. existing; 1,642 sf. proposed.

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5. The application of **John Vibert & Laura Bostwick**, 28 Bellevue Avenue (Corner Auldwood Lane) Auldwood Lane (Primary Front) and Bellevue Avenue (Secondary Front) (Block 17, Lot 1, R-1 Zone) to remove the existing house and retain the existing in-ground pool, and construct a new single-family residence at the existing premises. The property is currently non-conforming in Primary Lot Width and Frontage 250 feet Required; 201.0 feet Frontage and 215.72 feet Width Existing and Corner Lot Shape 115 feet Required; 106.8 feet Existing. New construction will create non-conformities in having an accessory structure (in-ground pool) on the property without principal building, Primary Front Setback (Auldwood Lane) 100 feet Required; 50 feet Proposed, Secondary Front Setback (Bellevue Avenue) 65 feet Required; 49.3 feet Proposed and the proposed motor court exceeds the permitted driveway width of 15 feet in the required front setback; Proposed motor court width 38 feet at the widest point.

ADMINISTRATIVE:

Approval of March 17, 2015 Minutes

Approval of April 21, 2015 Resolution

Randi Yezer, 89 Rumson Road (Block 124, Lot 33, R-1 Zone)

Mrs. Patricia Murphy
State Shorthand Reporting Service